

**DEVELOPMENT SERVICES DEPARTMENT
PROJECT STATUS REPORT
DECEMBER 3, 2015**

DISCRETIONARY APPLICATIONS ON FILE

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
CHANGED PLANS				
CP 11-15-4858 (See also PSP 11-15-4857)	AL	Planning Commission	<i>Request:</i> Exterior modifications to Boot Barn storefront. <i>Location:</i> 23762 Mercury Road <i>Applicant:</i> Samantha Igou	Submitted November 2, 2015. Under review.
CP 10-15-4844	BT	Admin	<i>Request:</i> Repair damage to service station building. <i>Location:</i> 23622 Rockfield Boulevard <i>Applicant:</i> John Sterk, Superior Electrical	Submitted October 20, 2015. Approved November 19, 2015. Appeal period to end on December 7, 2015.
CP 11-15-4853	AL	Admin	<i>Request:</i> Baker Ranch commercial exterior modifications to remove ledgestone on portions of all buildings between the wainscoting area and roofline. <i>Location:</i> Rancho Parkway South at Alton Parkway <i>Applicant:</i> Steve Griego	Submitted November 9, 2015. Approved December 2, 2015. Appeal period to end on December 17, 2015.
CP 9-15-4829	AL	Admin	<i>Request:</i> Outdoor Tesla battery system for an existing industrial building. <i>Location:</i> 25952 Commercentre Drive <i>Applicant:</i> Bieu Tat	Submitted September 2, 2015. Approved November 19, 2015. Appeal period to end on December 7, 2015.

GA – Gayle Ackerman, Director
NW – Niki Wetzel, Planning Manager
YS – Yalini Siva, Senior Planner

RS – Ron Santos, Senior Planner
JM – Jennifer Mansur, Associate Planner
AL – Amanda Laufer, Assistant Planner
BT – Bryan Tung, Planning Intern

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
CHANGED PLANS				
CP 7-15-4819	RS	Admin	<i>Request:</i> Amend SDP 2008-11 (The Pinnacle at Serrano Highlands) to incorporate approx. 9,000 sq. ft. of on-site riparian habitat area as mitigation for loss of jurisdictional waters of the U.S., reduce depths of Lots 76 and 77, add a new 7'6" high retaining wall, and relocate 4 stormwater detention/filtration devices. <i>Location:</i> Northerly terminus of Peachwood <i>Applicant:</i> Gary Emsiek, Madison Investors, L.P.	Submitted July 27, 2015. Environmental review underway.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 11-15-4855	RS	Admin	<i>Request:</i> 75 single family homes <i>Location:</i> Tract 17534 <i>Applicant:</i> Scott Esping	Submitted November 19, 2015.
SDP 11-15-4856	JM	Planning Commission	<i>Request:</i> Residential development of Lots 1-64 of Tract 17707 for the Parkside Development <i>Location:</i> Tract 17707 (Rancho Parkway/Portola Parkway) <i>Applicant:</i> Jason Certilman, Toll Bros.	Submitted November 19, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 10-15-4843	NW	Planning Commission	<i>Request:</i> A mixed-use project with 57 senior units, one manager's unit, and 10,000 square feet of commercial space. <i>Location:</i> Tract 15353 (Portola South Mixed-Use) <i>Applicant:</i> Scott Molloy	Submitted October 19, 2015. Under review.
SDP 10-15-4842	JM	Admin	<i>Request:</i> Recreation center for Portola Center South <i>Location:</i> Lot 317 of Tract 15353 <i>Applicant:</i> Scott Molloy	Submitted October 15, 2015. Under review.
SDP 10-15-4841	JM	Planning Commission	<i>Request:</i> "The Crossings" 74-lot single-family development <i>Location:</i> Tract 17542 <i>Applicant:</i> Scott Esping, Tolls Bros.	Submitted October 14, 2015. Under review. Scheduled for the December 10, 2015 Planning Commission meeting.
SDP 10-15-4840	RS/BT	Admin	<i>Request:</i> Single-family homes on 66 previously subdivided lots <i>Location:</i> Tract 17536 <i>Applicant:</i> Frank Chen, Tolls Bros.	Submitted October 13, 2015. Under review.
SDP 9-15-4835	JM	Planning Commission	<i>Request:</i> Demolition of existing building and replacement with new 4,200 square foot multi-tenant restaurant building. <i>Location:</i> 26722 Portola Parkway <i>Applicant:</i> Joe Haupt, Spectrum Development Group, Inc.	Submitted September 28, 2015. Under review.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 3-15-4762	RS	Planning Commission	<i>Request:</i> Establish a 12,382 square-foot youth baseball training facility; addition of two parking stalls; Add 2,300 square-foot mezzanine. <i>Location:</i> 27151 Burbank <i>Applicant:</i> Steve McKinlay, God's Sports Company	Submitted March 18, 2015. Under review.
SDP 12-14-4695	RS	Admin	<i>Request:</i> Establish a new, unmanned, façade-mounted wireless telecommunication facility on existing Commercial building. <i>Location:</i> 22942 Ridge Route Drive <i>Applicant:</i> Erum Ahmed, DBA Verizon Wireless	Submitted December 23, 2014. Under review.
SDP 9-14-4596	RS	PC/CC	<i>Request:</i> 52 unit single-family residential development on 5.75 acres. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted September 8, 2014. Planning Commission recommended approval to City Council on November 12, 2015. Scheduled for City Council review on December 15, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 11-15-4854	YS	Planning Commission	<i>Request:</i> Request for conversion of an existing warehouse into a self-storage facility including a new second floor mezzanine and building addition. <i>Location:</i> 25290 Jeronimo Road <i>Applicant:</i> Jim Lorimer	Submitted November 17, 2015. Under review.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 10-15-4847	AL	Planning Commission	<i>Request:</i> A new towing facility in a light industrial area (Beach Cities Towing) <i>Location:</i> 23182 Orange Avenue <i>Applicant:</i> Gary Hiles	Submitted October 22, 2015. Under review.
UP 10-15-4851	YS	Planning Commission	<i>Request:</i> Convert existing 1-story industrial building for use as 2-story self storage facility; first floor additions totaling 14,667 square feet; and a second floor bridge over a parking lot drive aisle. <i>Location:</i> 20202 Windrow Road <i>Applicant:</i> David Meinecke	Submitted October 30, 2015. Under review.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
PLANNED SIGN PROGRAM				
PSP 11-15-4857 (See also CP 11-15-4858)	AL	Planning Commission	<i>Request:</i> Freeway-oriented signs for Boot Barn. <i>Location:</i> 23762 Mercury Road <i>Applicant:</i> Samantha Igou	Submitted November 2, 2015. Under review.
PSP 5-15-4801 See Also SDP 3-15-4748 TPM 3-15-4747 (TPM 2014-153)	NW	Planning Commission	<i>Request:</i> Sign program consisting of monument signs and tenant wall signs for a proposed retail center. <i>Location:</i> Northeast corner of Alton Parkway and Rancho Parkway South <i>Applicant:</i> Rich Boureston, The Boureston Companies	Submitted May 18, 2015. Processing of application temporarily suspended at request of applicant.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 17963	JM	Planning Commission	<i>Request:</i> Subdivision of 12 acres into 78 single-family lots and 9 commonly owned lots for landscaping and private streets. <i>Location:</i> North corner of Rancho Parkway South and Portola Parkway <i>Applicant:</i> Jason Certilman, Toll Bros.	Submitted October 27, 2015. Under review.
TTM 17542	JM	Planning Commission	<i>Request:</i> Subdivide 9.15 acres into 74 single-family lots and 10 community owned lots for landscaping for "The Crossings" <i>Location:</i> PA 1-H East of Shea/Baker Area Plan <i>Applicant:</i> Scott Esping Toll Bros.	Submitted October 14, 2015. Under review. Scheduled for the December 10, 2015 Planning Commission meeting.
TPM 2014-184 (a.k.a. TPM 12-14-4696)	NW	Planning Commission	<i>Request:</i> Subdivision of 100-acre property owned by Southern California Edison to create three lots for the purposes of mitigation for Portola Center. <i>Location:</i> South of Glenn Ranch Road, east of Definition and Icon, north of SR 241, west of Portola Center parcel <i>Applicant:</i> Stephen Haase, Baldwin & Sons	Submitted December 28, 2014. Under review.
TTM 17810	RS	PC/CC	<i>Request:</i> Subdivision of 5.75 acre site for development of 52 single-family homes. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted September 8, 2014. Planning Commission recommended approval to City Council on November 12, 2015. Scheduled for City Council review on December 15, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 17331	NW	PC/CC	<i>Request:</i> Amendment to approved Tentative Tract Map 17331 to reconfigure parcel 13 and adjust grading quantities. <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted December 4, 2013. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
AREA PLANS				
AP 12-13-3733	NW	PC/CC	<i>Request:</i> Amendment to approved Serrano Summit Area Plan to reconfigure Planning Area 13 and adjust grading quantities. <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3. <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted December 4, 2013. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
GENERAL PLAN AMENDMENTS				
GPA 9-14-4593	RS	PC/CC	<i>Request:</i> Change 5.75 acre site from Light Industrial to Low-Medium Density Residential. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted September 8, 2014. Planning Commission recommended approval to City Council on November 12, 2015. Scheduled for City Council review on December 15, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 10-15-4845	JM	PC/CC	<i>Request:</i> Remove regulations related to campaign signs and window graphics. <i>Location:</i> Citywide <i>Applicant:</i> City-initiated	Under review.
ZC 10-15-4849	JM	PC/CC	<i>Request:</i> City-initiated zone change to amend provisions in 9.144 and 9.146 related to the City's water efficient regulation in response to Governor Brown's Executive Order B-29-15 <i>Location:</i> Citywide <i>Applicant:</i> City-initiated	Scheduled for Planning Commission review on December 10, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 11-14-4652	JM	PC/CC	<p><i>Request:</i> City-initiated zone change to amend provisions in Chapters 2.62, 5.07, 9.04, 9.72, and 9.188 of the LFMC relating to land use regulations and the licensing of massage establishments. The City proposes to amend its ordinances to require, in part, that new massage establishments acquire a Use Permit from the Planning Commission and that existing and new massage establishments acquire a Massage Establishment License.</p> <p><i>Location:</i> Citywide</p> <p><i>Applicant:</i> City-Initiated</p>	Planning Commission recommended approval to the City Council on October 8, 2015. Tentatively scheduled for the January 5, 2015 City Council meeting.
ZC 12-14-4688	RS	PC/CC	<p><i>Request:</i> City-initiated Zone Change to update the City's wireless ordinance.</p> <p><i>Location:</i> Citywide</p> <p><i>Applicant:</i> City-Initiated</p>	Initiated June 6, 2014 from direction on June 17, 2014 City Council meeting. Public hearing held by the Planning Commission on October 8, 2015. Public hearing continued to the December 10, 2015 Planning Commission meeting.
ZC 9-14-4594	RS	PC/CC	<p><i>Request:</i> Rezone 5.75 acre site from Pacific Commercentre P.C. – High Technology to residential (designation to be determined).</p> <p><i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre)</p> <p><i>Applicant:</i> Jeremy Krout for Meritage Homes</p>	Submitted September 8, 2014. Planning Commission recommended approval to City Council on November 12, 2015. Scheduled for City Council review on December 15, 2015.